

AN ORDINANCE 100710

AUTHORIZING THE EXECUTION OF AN AGREEMENT TO USE FUNDS WITH RIO PERLA PROPERTIES, L.P., IN AN AMOUNT NOT TO EXCEED \$90,000.00, FOR THE SOLE PURPOSE OF HELPING DEFRAY THE COST OF CONSULTANT SERVICES TO BE PROVIDED BY THE CULINARY INSTITUTE OF AMERICA REGARDING THE POTENTIAL DEVELOPMENT OF A CULINARY SCHOOL AT THE PEARL BREWERY PROPERTIES; APPROPRIATING FUNDS; AND PROVIDING FOR PAYMENT; AS REQUESTED BY MAYOR ED GARZA.

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WHEREAS, Rio Perla Properties, L.P. ("Rio Perla") purchased the Pearl Brewery property just north of downtown and has plans to redevelop the property into a cultural center, including the creation of a new, world-class culinary school with a Latin American cuisine focus; and

WHEREAS, by a City Council memo dated October 21, 2004, the City Council expressed its support of a world-class culinary program in San Antonio and requested that staff develop this Agreement to Use Funds ("Agreement") in order to facilitate such support and the City Council Governance Committee directed staff to bring this item directly to the full City Council for consideration; and

WHEREAS, Rio Perla hired the Culinary Institute of America ("CIA"), one of the most highly regarded culinary schools in the world, as a consultant to provide expertise in the development of the culinary school; and

WHEREAS, the Agreement proposed by this Ordinance authorizes reimbursements to Rio Perla for costs related to the initial phase of the consulting services provided by the CIA, in an amount not to exceed \$90,000.00; and

WHEREAS, during the initial phase of the proposed Agreement, the CIA will provide consulting services and additional assistance related to strategic and business planning, including the development of a strategic business plan for a culinary center containing educational curriculum and formats, scheduling, and pricing, the development of operational pro-formas and budgets based on the developed strategic business plan and the design of kitchen/classroom facilities; and

WHEREAS, the creation of a highly respected culinary school with a focus on Latin American cuisine in San Antonio and the overall redevelopment of the Pearl Brewery will

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enhance the quality of life of the City and foster economic development and beyond the many cultural opportunities this redevelopment and culinary program will provide, this project will also enhance the educational opportunities available for individuals interested in a culinary arts career; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The terms and conditions of the Agreement to Use Funds between the City of San Antonio and Rio Perla Properties, L.P., for an amount not to exceed \$90,000.00, for the sole purpose of helping defray the cost of consultant services to be provided by the Culinary Institute of America regarding the potential development of a culinary school at the Pearl Brewery properties, are hereby authorized and approved.

SECTION 2. The Interim City Manager or his designee is authorized, for a sixty-(60) day period following the effective date of this Ordinance, to execute the Agreement to Use Funds between the City of San Antonio and Rio Perla Properties, L.P. A copy of said Agreement to Use Funds, previously executed by Rio Perla Properties, L.P., is attached hereto and incorporated herein as Attachment I.

SECTION 3. Funds in an amount not to exceed \$90,000.00 will be appropriated and encumbered in Cost Center 800301000, General Ledger 5201040, entitled "Fees to Professional Contractors," Fund 29006000, entitled "Hotel/Motel Tax Fund." Payment is authorized to Rio Perla Properties, L.P.

SECTION 4. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

SECTION 5. This Ordinance shall be effective on and after the tenth day after passage hereof.

PASSED AND APPROVED this 14th day of April, 2005.

ATTEST:


City Clerk


M A Y O R
EDWARD D. GARZA

APPROVED AS TO FORM:


for City Attorney

Agenda Voting Results

Name: 36.

Date: 04/14/05

Time: 10:52:56 PM

Vote Type: Multiple selection

Description: An Ordinance authorizing the execution of an Agreement to Use Funds with Rio Perla Properties, L.P., in an amount not to exceed \$90,000.00, for the sole purpose of helping defray the cost of consultant services to be provided by the Culinary Institute of America regarding the potential development of a culinary school at the Pearl Brewery properties; appropriating funds; and providing for payment; as requested by Mayor Edward D. Garza. [Presented by Ramiro A. Cavazos, Director, Economic Development; Jelynn LeBlanc Burley, Assistant City Manager]

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1	Not present			
JOEL WILLIAMS	DISTRICT 2		x		
RON H. SEGOVIA	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5	Not present			
ENRIQUE M. BARRERA	DISTRICT 6		x		
JULIAN CASTRO	DISTRICT 7	Not present			
ART A. HALL	DISTRICT 8		x		
CARROLL SCHUBERT	DISTRICT 9	Not present			
CHIP HAASS	DISTRICT_10	Not present			
MAYOR ED GARZA	MAYOR		x		